

VICINITY MAP

PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jonathan Marshall by David Willey 7-13-2006
REVIEW OFFICER DATE

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE MOUNTAIN LAUREL SUBDIVISION, HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE.

7-10-06 Ron Nease
DATE FINANCE DIRECTOR

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

7/10/06 Jonathan Marshall
DATE DIRECTOR OF DEVELOPMENT SERVICES

ZONED RC

OFFICE REGISTER OF DEEDS

CABARRUS COUNTY, N.C.

FILED FOR REGISTRATION ON THE

4 DAY OF July 2006

AT 9:41 O'CLOCK A.M.

AND REGISTERED IN RECORD BOOK

NO. 50 PAGE 7

Jonathan Marshall REGISTER OF DEEDS

Street Blades:
[1] 260 Trillium St NW at
2540 Mountain Laurel Ave NW

[2] 2560 Mountain Laurel Ave NW at
260 Sweet Bay Ct NW

Street Key #'s

Mountain Laurel Ave NW - 2784
Trillium St NW - 2787
Sweet Bay Ct NW - 2789

LINE	BEARING	DISTANCE
L1	S 10°39'59" W	97.01'
L2	S 79°20'01" E	5.00'
L3	S 10°39'59" W	37.43'
L4	N 82°05'09" W	8.71'
L5	N 82°05'09" W	21.30'
L6	N 10°39'59" E	38.87'
L7	S 79°20'01" E	5.00'
L8	N 10°39'59" E	90.46'
L9	N 77°54'51" E	100.00'
L10	N 12°05'09" W	69.45'
L11	N 77°54'51" W	20.00'
L12	S 12°05'09" E	89.45'
L13	S 77°54'51" W	120.00'
L14	N 12°05'09" W	11.45'
L15	N 12°05'09" W	8.55'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	22.85'	180.00'	S 86°31'08" E	27.83'
C2	34.98'	180.00'	N 83°28'52" E	34.92'
C3	47.12'	30.00'	S 57°05'09" E	42.43'
C4	8.87'	220.00'	S 10°55'50" E	8.87'
C5	67.92'	220.00'	S 00°55'50" E	67.65'
C6	46.51'	280.00'	N 03°09'19" E	46.48'
C7	51.22'	280.00'	N 06°50'41" W	51.15'
C8	47.87'	480.00'	N 14°56'33" W	47.85'
C9	40.19'	420.00'	S 14°49'39" E	40.18'
C10	47.12'	30.00'	S 32°54'51" W	42.43'
C11	28.90'	120.00'	S 84°48'52" W	28.83'
C12	12.98'	120.00'	N 85°11'08" E	12.98'
C13	47.12'	30.00'	N 37°05'09" E	42.43'
C14	34.83'	180.00'	N 02°22'13" E	34.78'
C15	48.11'	180.00'	N 10°58'22" W	48.96'
C16	23.08'	180.00'	N 22°28'44" W	23.07'
C17	71.35'	120.00'	N 09°07'09" W	70.30'
C18	47.12'	30.00'	N 52°54'51" E	42.43'
C19	21.06'	180.00'	N 82°32'59" E	21.04'

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

7/3/06 William A. Searns
DATE DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA.

7/3/06 Steve B. Hyde
DATE DIRECTOR OF ENGINEERING

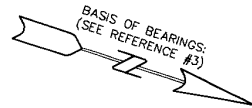
NOTES:

1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL NO. 37025CONCORD D EFFECTIVE DATE NOVEMBER 2, 1994.
5. BUILDING SETBACK ARE FRONT 20', SIDE 7' AND REAR 5'.
6. CITY SEWER AND WATER IS AVAILABLE TO ALL LOTS.

REFERENCES:

1. DEEDS AND TAX MAPS SHOWN HEREON.
2. MAP TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BEAZER HOMES" BY CONCORD ENGINEERING & SURVEYING, INC. DATED 5-06-2002, JOB NO. 020202.001
3. MAP TITLED "BOUNDARY SURVEY AND DIVISION OF PROPERTY OF ELIZABETH P. COOK, JO P. COBLE, & JOYCE P. NEEDHAM" BY CONCORD ENGINEERING & SURVEYING, INC., DATED MAY 6, 1996, JOB NO. 95-03-34.

SITE DATA	MAP 2
TOTAL ACREAGE	6.417
TOTAL LOTS	27
ACREAGE IN STREET R/W	1.770
ACREAGE IN LOTS	4.647
TOTAL LINEAR FEET OF STREET	1330
MOUNTAIN LAUREL AVENUE	545
TRILLIUM STREET	284
SWEET BAY COURT	501



FILING STATEMENT
FILED FOR REGISTRATION ON ____ DAY OF ____ A.D. 2006 AT ____ O'CLOCK ____ M. AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK ____ PAGE ____

LINDA F. McABEE REGISTER OF DEEDS
BY ASSISTANT/DEPUTY

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
MOUNTAIN LAUREL SUBDIVISION
NAME OF SUBDIVISION

MOUNTAIN LAUREL AVENUE, LAUREL BAY STREET, SERENADE AVENUE, BOTANICAL COURT & TRILLIUM STREET
NAME OF STREETS IN SUBDIVISION

BEAZER HOMES CORP.
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 14-100 AND G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

SIGNED:

REGISTERED PROFESSIONAL ENGINEER

REGISTRATION NO. ____ DATE ____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICH EVER OCCURS LATER.

Kevin Zeller Beaver Homes
OWNER

CERTIFICATE OF ACCURACY

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE ANGULAR ERROR OF CLOSURE WAS 04" PER TURN; AND THAT

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF JUNE, 2006.

6-30-06
Marion L. Sandlin, Jr.
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-2941

MAP 2 OF 3

SUBDIVISION PLAT OF:

MOUNTAIN LAUREL SUBDIVISION

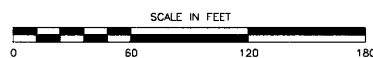
CITY OF CONCORD, NO. 2 TOWNSHIP, CABARRUS COUNTY, NC

FOR OWNER:

BEAZER HOMES CORP.
1300 SOUTH BLVD. SUITE K
CHARLOTTE, NC 28203-4265

DATE: 1-09-2006
SCALE: 1" = 60'
JOB NO.: 041212.000

COMPUTED BY: RCW
DRAWN BY: WKS
CHECKED BY: MLS



CONCORD
ENGINEERING &
SURVEYING, INC.

ENGINEERS - SURVEYORS - PLANNERS
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
© CESI 2006

LEGEND

- NO POINT SET
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- PRIVATE STORM DRAINAGE EASEMENT

ZONED CURC

SETBACKS
FRONT = 20'
SIDE = 7'
REAR = 5'